

Metes and Bounds Description:

EXHIBIT "A"

BEING 4.022 ACRES OF LAND LOCATED IN THE L.B. LEDBETTER SURVEY, ABSTRACT NO. 964, TARRANT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO NDVDE ENTERPRISES, LLC BY DEED RECORDED IN CLERK'S FILE NO. 239857, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 4.022 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE AFOREMENTIONED NDVDE ENTERPRISES TRACT, SAID PIPE ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF TURNER WARNELL ROAD (COUNTY ROAD 2028) (60' R.O.W.);

THENCE NORTH 89 DEGREES 26 MINUTES 22 SECONDS EAST ALONG THE SOUTH R.O.W. LINE OF SAID TURNER WARNELL ROAD, A DISTANCE OF 156.37 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MARVIN E. MAY AND WIFE, GLENDA F. MAY BY DEED RECORDED IN CLERK'S FILE NO. D207100343, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 14 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID MAY TRACT, A DISTANCE OF 1131.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF LOT 1, BLOCK 1 OF LYON BUSINESS PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CLERK'S FILE NO. D197064073, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 43 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID LYON BUISNESS PARK, A DISTANCE OF 152.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF BURCHFIELD ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CLERK'S FILE NO. D213126040, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 03 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF BURCHFIELD ADDITION, A DISTANCE OF 1136.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 175,215.0 SQ.FT. OR 4.022 ACRES OF LAND.